

Imaged Certificate of Notice Page 1 of 4

United States Bankruptcy Court
Eastern District of PennsylvaniaIn re:
Nadia Darbouze
DebtorCase No. 13-19415-elf
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi
Form ID: pdf900Page 1 of 2
Total Noticed: 1

Date Rcvd: Jun 29, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 01, 2017.

db +Nadia Darbouze, 267 B Shawmont Ave, Philadelphia, PA 19128-4208

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 01, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 29, 2017 at the address(es) listed below:

ANDREW SPIVACK	on behalf of Creditor	PHH Mortgage Corporation, Et al. paeb@fedphe.com
ANDREW SPIVACK	on behalf of Creditor	PHH Mortgage Corporation paeb@fedphe.com
D. TROY SELLARS	on behalf of Creditor	PHH Mortgage Corporation f/k/a Coldwell Banker Mortgage
D.Troy.Sellars@usdoj.gov		
D. TROY SELLARS	on behalf of Creditor	PHH MORTGAGE CORPORATION D/B/A COLDWELL BANKER MORTGAGE
D.Troy.Sellars@usdoj.gov		
D. TROY SELLARS	on behalf of Creditor	PHH Mortgage Corporation D.Troy.Sellars@usdoj.gov
ELLIOT H BERTON	on behalf of Creditor	Green Tree Run Condominium Association
eberton@suglaw.com		
ELLIOT H BERTON	on behalf of Plaintiff	Green Tree Run Condominium One Association
eberton@suglaw.com		
ELLIOT H BERTON	on behalf of Defendant	Green Tree Run Condominium eberton@suglaw.com
ELLIOT H BERTON	on behalf of Counter-Defendant	Green Tree Run Condominium One Association
eberton@suglaw.com		
GEORGETTE MILLER	on behalf of Defendant Nadia Darbouze	info@georgettemillerlaw.com, georgettemillerlaw@gmail.com;mlee@georgettemillerlaw.com;gmecfmail@gmail.com;cfink@georgettemillerlaw.com;r50524@notify.bestcase.com
GEORGETTE MILLER	on behalf of Plaintiff Nadia Darbouze	info@georgettemillerlaw.com, georgettemillerlaw@gmail.com;mlee@georgettemillerlaw.com;gmecfmail@gmail.com;cfink@georgettemillerlaw.com;r50524@notify.bestcase.com
GEORGETTE MILLER	on behalf of Debtor Nadia Darbouze	info@georgettemillerlaw.com, georgettemillerlaw@gmail.com;mlee@georgettemillerlaw.com;gmecfmail@gmail.com;cfink@georgettemillerlaw.com;r50524@notify.bestcase.com
JEROME B. BLANK	on behalf of Creditor	PHH Mortgage Corporation, Et al. paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor	PHH MORTGAGE CORPORATION D/B/A COLDWELL BANKER MORTGAGE
paeb@fedphe.com		
JOSEPH ANGE DESOYE	on behalf of Creditor	PHH Mortgage Corporation paeb@fedphe.com
JOSHUA ISAAC GOLDMAN	on behalf of Creditor	Wells Fargo Bank, NA as Trustee for Wamu Mortgage
Pass through Certificates Series 2005-PR2 Trust		bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com
KARINA VELTER	on behalf of Creditor	Wells Fargo Bank, NA amps@manleydeas.com
KIMBERLY A. BONNER	on behalf of Creditor	Wells Fargo Bank, NA amps@manleydeas.com
MICHELE L. WECKERLY	on behalf of Counter-Defendant	Green Tree Run Condominium One Association
MWeckerly@srstlaw.com		
PAMELA ELCHECH THURMOND	on behalf of Creditor	City of Philadelphia pamelathurmond@phila.gov, james.feighan@phila.gov
RONALD LEE DAUGHERTY	on behalf of Counter-Defendant	Green Tree Run Condominium One Association rdaugherty@srstlaw.com
THOMAS I. PULEO	on behalf of Creditor	Wells Fargo Bank, NA as Trustee for Wamu Mortgage
Pass through Certificates Series 2005-PR2 Trust		tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com
United States Trustee		USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER	on behalf of Trustee WILLIAM C. MILLER, Esq.	ecfemails@phl13trustee.com, philaecf@gmail.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 25

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Nadia Darbouze

Debtor

CHAPTER 13

Wells Fargo Bank, NA as Trustee for Wamu Mortgage
Pass through Certificates Series 2005-PR2 Trust

Movant

vs.

NO. 13-19415 ELF

Nadia Darbouze

Debtor

William C. Miller Esq.

Trustee

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this day of , 2017 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under 11 U.S.C. Section 362, is modified with respect to the subject premises located at 267 B Shawmont Avenue, Philadelphia, PA 19128 ("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**

Nadia Darbouze
267 B Shawmont Ave
Philadelphia, PA 19128

Georgette Miller Esq.
335 Evesham Avenue (VIA ECF)
Lawnside, NJ 08045

William C. Miller Esq.
111 S. Independence Mall (VIA ECF)
Suite 583
Philadelphia, PA 19106

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532